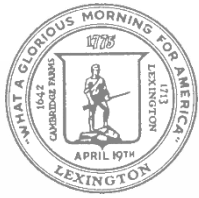




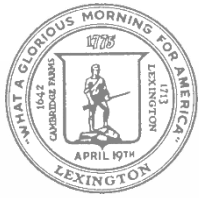
# *Article 29 Neighborhood Conservation Districts*

2016 ANNUAL TOWN MEETING  
MARCH 23, 2016



## *Purpose*

- Preserve Lexington's unique and distinctive neighborhoods
- Assure more predictability and stability within a neighborhood
- Significant projects are reviewed by residents in neighborhood
- Provide a clear process for a by-right Opt Out from NCD.

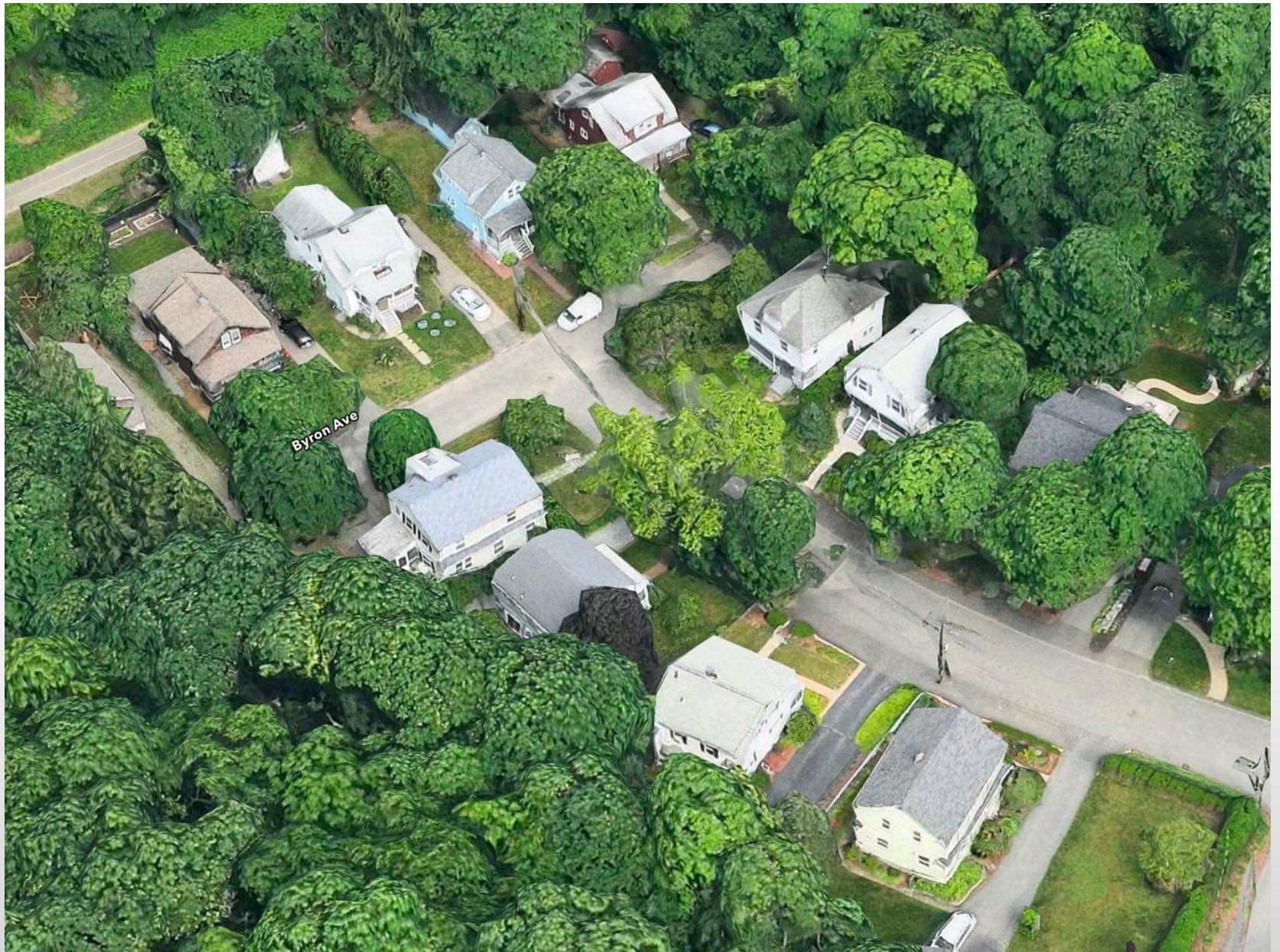


## *What are Neighborhood Conservation Districts?*

- NCD, is a form of preservation designation, adopted by Town Meeting
- Lexington Historic Districts
- Neighborhood Associations
- Any home owner in a proposed NCD Area can **Opt Out by right**
- 100 % of Home owners in an NCD agree to Regulation & Review



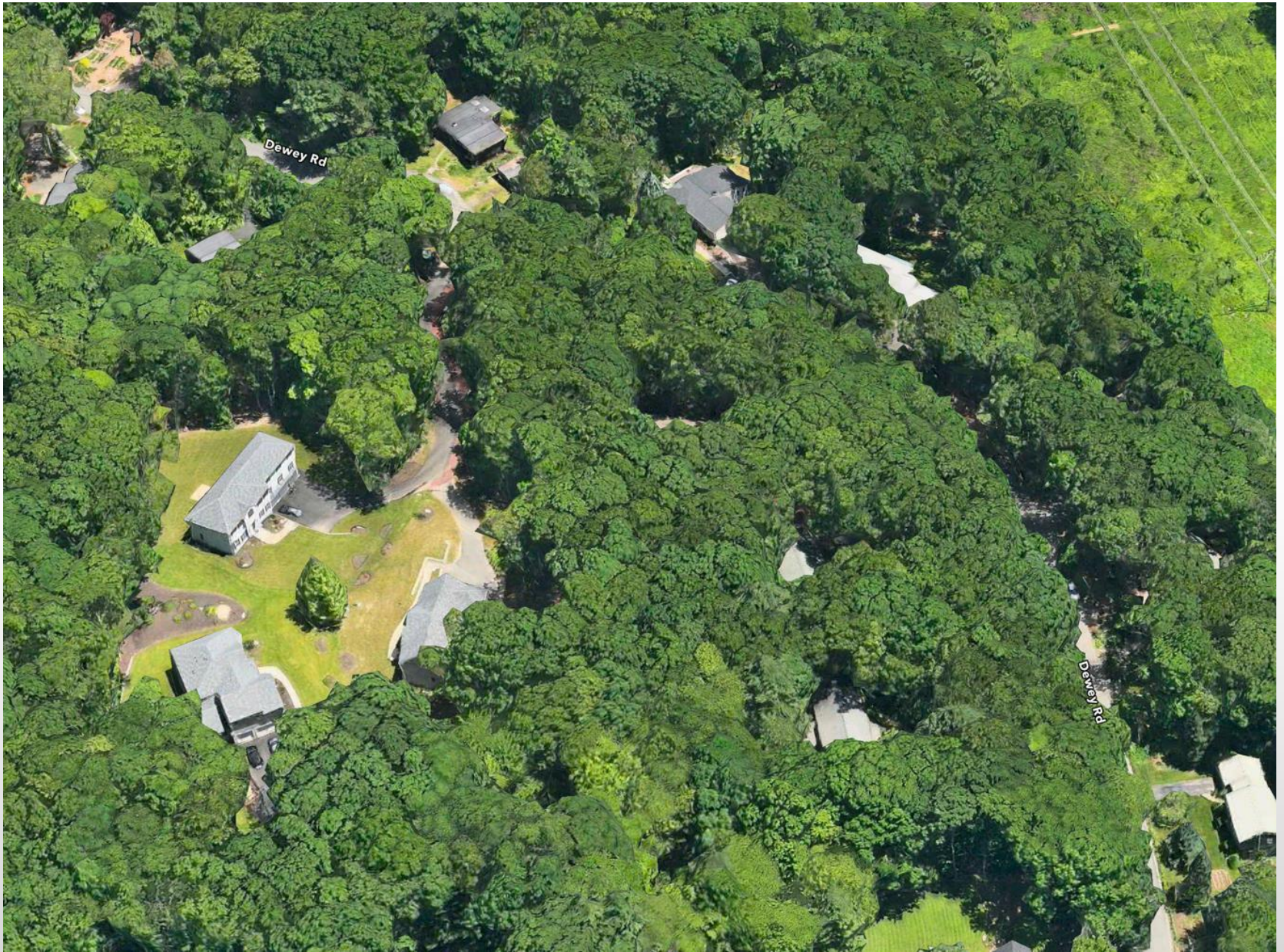




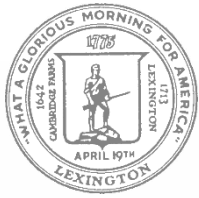












## *Neighborhood Conservation Districts Precedents*

- Brookline, Cambridge, Ipswich, Lincoln, North Andover, Northampton, Wellesley, & Winchester
- Two Step Process:
  1. Town Meeting in 2016 Adopt General By-Law to enable Neighborhood Conservation Districts (NCDs) and set principles for creating districts
  2. Town Meeting in future years:  
Create Specific Neighborhood Conservation Districts





## *Relationship among NCD Study Areas and NCDs designation*



- Opted Out Properties are not eligible to be included in the actual NCD and are not subject to review by NCD Commission and do not have NCD benefits and burdens.
- All properties including Opted Out Properties remain part of the designated NCD Study Area.







# *Neighborhood Conservation Districts FAQs*

- Opt-Out
- Commission(s)
- Districts
- Characteristics of Neighborhood
- Review Process by Commission
- Enforcement
- Relationship of NCD Commission to Historic Districts Commission and Historical Commission
  - Hardships
  - How does this affect valuation of properties?
  - What burdens does this place on homeowners for minor or major projects?



# *Article 29 - Neighborhood Conservation Districts*

Questions & Comments

